

FINAL

**MINUTES
SALEM PLANNING COMMISSION
March 19, 2024**

Reviewer: Tigan

COMMISSIONERS PRESENT

Kaley Fought
Lisa Heller, Vice-President
Beth Rhoades
Paul Tigan
Jordan Truitt
Robert Vieyra-Braendle

COMMISSIONERS ABSENT

Dan Augustyn, Absent Excused
Michael Slater, Absent
Excused

STAFF PRESENT

Jennifer Biberston, Admin Analyst,
Laurel Christian, Infrastructure
Planner II
Olivia Dias, Current Planning
Manager
Peter Domine, Planner II
Fred Wilson, Assistant City
Attorney

1. CALL TO ORDER

Vice-President Heller called the meeting to order at 5:30 P.M.

2. ROLL CALL

Roll was taken and with quorum established, Vice-President Heller proceeded with the meeting.

3. PUBLIC COMMENT: This time is available for interested citizens to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by the Planning Commission at public hearings. Each person's comments will be limited to three minutes.

- None

4. CONSENT CALENDAR:

4.1 Approval of Minutes:

Vice-President Heller asked if Commissioner Tigan had a motion. Commissioner Tigan said he will make a motion to approve the minutes from February 27, 2024, Planning Commission Meeting.

- 4.1.a:** February 27, 2024 Minutes (Commissioner Tigan)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Tigan
Seconded by: Commissioner Truitt

Discussion on the Motion: Commissioner Fought will abstain from voting due to not being present at the last meeting.

Vote: *Aye:* Heller, Rhoades, Tigan, Truitt, Vieyra-Braendle (6)
Nay: (0)
Absent: Augustyn, President Slater (2)
Abstentions: (0)

Action: Motion passes

4.2 Resolutions: None

4.3 Action Items: None

5. PUBLIC HEARINGS:

Hearings begin no earlier than 5:30 p.m. unless otherwise noted. The statement of criteria will be read at the beginning of the hearings.

5.1 Continued - Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC24-01 for 650 15th St SE; Ward 2 – SESNA; Peter Domine, Pdomine@cityofsalem.net

Vice-President Heller asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. No ex-parte communications or conflicts of interest were declared.

REQUEST: A consolidated Minor Comprehensive Plan Map Amendment from “Multiple Family Residential” to “Industrial,” and Zone Change from RM-II (Multiple Family Residential II) to IG (General Industrial) for two properties approximately 0.99 acres in size and located at 650 15th St SE (Marion County Assessor’s Map and Tax Lot Numbers: 073W26CD / 4900; 4800).

Case Manager, Peter Domine, entered the supplemental staff report, presentation, and public comments received after the staff report, into the record.

Recommended Action: Staff recommends that the Planning Commission adopt the facts and findings identified in the Supplemental Staff Report dated March 19, 2024.

Questions or Comments for Staff by Commissioners: None

Testifying Parties

Lindsey King, BRAND Land Use

Questions or Comments for the Applicant by Commissioners: Commissioner Tigan, Commissioner Truitt

Additional Questions or Comments for Staff by Commissioners: Commissioner Tigan, Commissioner Vieyra-Braendle

With no further questions, and no request to continue the hearing or leave the record open, Vice-President Heller closed the public hearing at 6:02 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Tigan
Seconded by: Commissioner Rhoades

Discussion on Motion: Commissioner Tigan, Commissioner Truitt, Commissioner Rhoades, Commissioner Vieyra-Braendle

Substitute Motion: Move to adopt the staff report, striking 'commercial parking' from the list in Condition 1.

Motion by: Commissioner Tigan
Seconded by: Commissioner Truitt

Discussion on Motion: None

Vote: *Aye:* Rhoades, Tigan, Truitt, Vieyra-Braendle (4)
Nay: Heller (1)
Absent: Augustyn, President Slater (2)
Abstentions: Fought (1)

Action: Motion passes

VOTE:

Yes 4 No 1 Absent 2 (Augustyn, President Slater) Abstain 1

6. SPECIAL ORDERS OF BUSINESS: None

7. INFORMATION REPORTS: None

8. SUBCOMMITTEE REPORTS: None

9. PLANNING ADMINISTRATOR'S REPORT:

- Upcoming presentations include a URA presentation and a Code Amendment Resolution

QUESTIONS OR COMMENTS FROM COMMISSIONERS: None.


9. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER: None.

10. PUBLIC COMMENT (other than agenda items): None

11. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 6:15 p.m.

SUBMITTED:



Lisa Heller, Vice-President

ATTESTED:



Lisa Anderson-Ogilvie, AICP
Deputy Community Development Director and
Planning Administrator